

May 7, 2003 BZA



REQUEST ANALYSIS
AND
RECOMMENDATION

03AN0261

Marvin Schaffer

Matoaca Magisterial District
4109 Otterdale Road

REQUEST: A twenty (20) foot Variance to the fifty (50) foot road frontage requirement for a dwelling.

RECOMMENDATION

Recommend approval of this Variance for the following reasons:

- A. Variance will not impair the character of this area.
- B. Variance will not reduce or impair the value of the buildings or property in the surrounding area.
- C. The strict application of the Zoning Ordinance would result in an unreasonable hardship to the property owner.

GENERAL INFORMATION

Location:

Property is located at 4109 Otterdale Road. Tax ID 713-686-1132 (Sheet 9).

Existing Zoning:

A

Size:

4.6 acres

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - A; Residential and vacant
South - A; Residential and vacant
East - A; Residential and vacant
West - R-15; Residential and vacant

Utilities:

Public water and private septic system

General Plan:

(Upper Swift Creek Plan)

Residential
(2.0 units per acre or less)

DISCUSSION

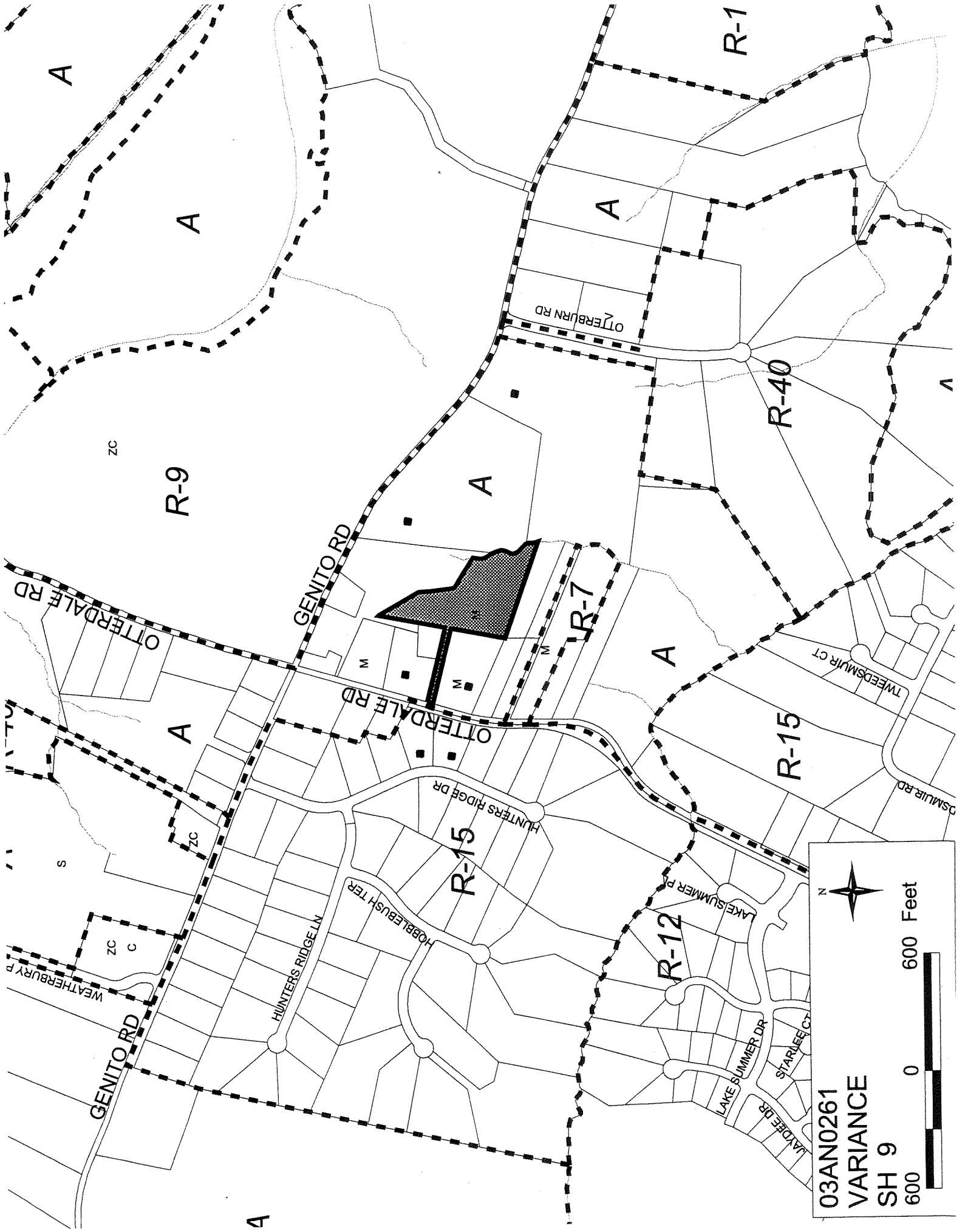
The applicant indicates he has built a dwelling on a parcel of land which has thirty (30) feet of road frontage. The Zoning Ordinance requires fifty (50) foot of road frontage. Therefore, the applicant requests a twenty (20) foot Variance (see attached plat).

The applicant provides the following justification in support of this request:

I applied for a building permit to build a single family dwelling. It was approved with a thirty (30) foot frontage. This is a brand new \$250,000 house on a 4.6 acre lot. It is in character with the surrounding area.

The applicant has indicated the access to the subject property consists of a twelve (12) to fifteen (15) foot variable width dirt and gravel road. The applicant also indicated the dwelling is completed but the final occupancy permit cannot be issued without a twenty (20) foot Variance for road frontage.

Staff reviewed the plat and application. Staff believes that the applicant acted in good faith and built the house based on an approved building permit. Staff also believes that allowing the applicant to occupy this single family dwelling will not reduce or impair the value of the buildings or property in the immediate or surrounding area.



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VARIANCE
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